



**Dene View, Castle Eden Hartlepool TS27 4SE**

**welcome to**

## **Dene View, Castle Eden Hartlepool**

This fantastic property is situated in the idyllic area of Castle Eden, a much sought after area with good access to local transport routes and the A19. Views of the countryside from all front facing windows with numerous local walks nearby.

### **Entrance Vestibule**

Entrance via wooden double glazed door, original flooring.

### **Entrance Hallway**

Radiator, stairs to first floor, access to Lounge.

### **Lounge/ Dining Room**

25' x 11' ( 7.62m x 3.35m )

Two radiators, two openings with wooden mantle, UPVC double glazed window to front, UPVC double glazed window to side, coved cornicing, two ceiling roses, storage cupboard, wood flooring.

### **Kitchen**

12' x 15' 1" ( 3.66m x 4.60m )

With a range of high gloss beige wall and base units with quartz working surfaces with matching upstand and splashback, mirrored splashback, inset induction hob with double electric oven integrated, single white inset sink with mixer tap, dining Area , Radiator, two velux windows, UPVC French doors to the rear, spotlights to ceiling.

### **Utility**

4' 1" x 7' 1" ( 1.24m x 2.16m )

Open plan with the kitchen, hi gloss wall units with laminate worktop , base unit with plumbing for dishwasher, plumbed for washing machine, wood pellet burning bio boiler, UPVC window to the rear, velux skylight.

### **First Floor**

#### **Landing**

Staircase with oak banister and glass insert from hallway, two storage cupboards.

### **Bathroom**

4 piece suite comprising white and black freestanding bath with mixer tap, wall mounted vanity wash hand basin with storage beneath, chrome heated towel rail, walk in shower, extractor fan, loft hatch access , UPVC double glazed window to rear and side aspect, tiled flooring, spotlights, tiled walls.

### **Bedroom 2**

9' 1" x 13' Max ( 2.77m x 3.96m Max )

UPVC double glazed window to the rear, radiator, coved cornicing.

### **Bedroom 1**

12' x 16' ( 3.66m x 4.88m )

UPVC double glazed window to front with views of the countryside, UPVC double glazed window to side, radiator, coved cornicing.

### **Second Floor**

#### **Bedroom 3**

12' x 16' 1" ( 3.66m x 4.90m )

Restricted head height, UPVC double glazed window to front with views of the countryside, exposed beams throughout.

#### **Rear Garden**

Enclosed via brick walls, decking area, lawn and gravelled area, access to rear parking bay, small storage shed.

#### **Front Garden**

Wall enclosed, indian sandstone paved with a central slate feature area.





***view this property online*** [mannersandharrison.co.uk/Property/HAR118046](https://mannersandharrison.co.uk/Property/HAR118046)



welcome to

## Dene View, Castle Eden Hartlepool

- LOUNGE/ DINER
- KITCHEN WITH UTILITY AREA
- 4 PIECE BATHROOM SUITE
- REAR GARDEN
- ALLOCATED PARKING TO REAR

Tenure: Freehold EPC Rating: F

**£239,995**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**view this property online** [mannersandharrison.co.uk/Property/HAR118046](http://mannersandharrison.co.uk/Property/HAR118046)



Property Ref:  
HAR118046 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



**01429 261351**



[Hartlepool@mannersandharrison.co.uk](mailto:Hartlepool@mannersandharrison.co.uk)



Shrewsbury House 129 York Road,  
HARTLEPOOL, Durham, TS26 9DW



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)